

**MINUTES OF A REGULAR MEETING OF THE  
RESOURCE CONSERVATION COMMISSION**

**June 16, 2003**

Ken Lee Building Conference Room  
430 "F" Street

**MEETING CALLED TO ORDER** by Chair Teresa Thomas at 4:04 p.m.

**ROLL CALL/MOTION TO EXCUSE**

**MSC** (Chávez/Reid) to excuse Commissioner Pamela Bensoussn. **Vote:** (5-0)

**MEMBERS PRESENT:** Chair Teresa Thomas, Vice-Chair Doug Reid,  
Commissioners Juan Diaz, Stanley Jasek, John Chávez and  
Pamela Bensoussan (4:09)

**STAFF PRESENT:** Marilyn Pongeggi, Environmental Review Coordinator  
Marni Borg, Environmental Projects Manager  
Jeff Steichen, Associate Planner  
Linda Bond, Recording Secretary

**GUESTS PRESENT:** Mark Linman, Gatlin Development  
Guy Asaro, EastLake Company

**APPROVAL OF MINUTES:** April 21, 2003

Chair Thomas noted typos and questioned areas of the minutes. Ms. Marilyn Pongeggi (*Environmental Review Coordinator*) answered those questions to the Chairs' satisfaction.

**MSC** (Reid/Chávez) to accept the minutes of April 21, 2003 as corrected. **Vote:**  
(6-0-0-0)

**ORAL COMMUNICATIONS:** None.

**NEW BUSINESS**

**1. IS-03-028 – EastLake Village Center East, northeast corner of the EastLake Parkway/Otay Lakes Road intersection**

Ms. Marni Borg (*Environmental Projects Manager*) reported that the project is on 9 acres and has been previously graded as part of the master planning for the EastLake Development. The project involves a General Plan Amendment, a SPA

Amendment and GDP Amendment to change the land use designation on the site from Professional Administrative to Commercial/Retail to accommodate the development of a 99,000 square foot Kohl's department store and two separate buildings; one proposed for restaurant use, and one proposed for retail. This site was one of three parcels (EastLake Village Marketplace and EastLake Vons Shopping Center) previously analyzed as part of a Mitigated Negative Declaration for EastLake Village Center North.

### Commission Comments

The Commissioners asked a variety of questions about the retail store that was being proposed, the traffic study prepared for the project, the proposed landscaping and the location of future traffic signals. Staff responded to all of the Commission's questions.

Commissioner Jasek inquired about bus stops, particularly the use of stops that would take the bus out of the normal flow of traffic. Ms. Borg addressed the planning efforts currently underway with MTDB and possible future transit stations on both sides of EastLake Parkway. Mr. Guy Asaro (*EastLake Company, 900 Lane Avenue, Suite 100, Chula Vista, CA 91914*) addressed the current bus curb stops along Otay Lakes Road.

Commissioner Chávez requested clarification regarding the cumulative traffic impacts. Ms. Borg stated that the traffic analysis looked at the change in land use and the potential change in traffic volume and circulation. The study did determine that the traffic generation for the proposed project is less than what was projected for the previous project.

Commissioner Chávez was concerned about the level of service because he has been stuck at traffic lights many times and questioned whether any streets are operating at a Level of Service "F". Ms. Pongeggi assured him that none of the streets in Chula Vista run at a Level of Service "F", and that all streets are operating within the Growth Management Thresholds.

Chair Thomas wanted to know when the traffic analysis was actually carried out and if Southwestern College was in session when the traffic counts were done. Staff stated that traffic counts are always done only when Southwestern College is in session.

**MSC** (Diaz/Bensoussan) to recommend adoption of the Negative Declaration.  
**Vote:** (6-0-0-0)

### **Secondary Motion**

**MSC** (Jasek/Reid) that the City of Chula Vista, in all phases of development, design characteristics for transit that do not impede traffic. **Vote:** (6-0-0-0).

## **2. Resolution #2003-01 of the Resource Conservation Commission of the City of Chula Vista Changing Time of Regular Meetings**

Ms. Pongeggi reported that the resolution before the Commission was based on the discussion the RCC had at their last meeting to officially change the meeting time from 6:30 p.m. to 6:00 p.m.

**MSC** (Reid/Jasek) to adopt Resolution 2003-1 changing the RCC meeting time from 6:30 p.m. to 6:00 p.m. **Vote:** (6-0-0-0).

**ENVIRONMENTAL REVIEW COORDINATOR COMMENTS:** Ms. Pongeggi reported that the MAAC project at 825 Broadway went before the City Council, and that the Council had many of the same concerns the RCC had stated during their consideration.

### **CHAIR COMMENTS:**

Chair Thomas congratulated Commissioner Bensoussan and all of the people that were involved with the Historical Home Tour and programs.

Chair Thomas indicated that the General Plan Update Steering Committee would be meeting at 6:00 that evening and that a Town Hall meeting is scheduled for Saturday, June 21, 2003, from 9:00 a.m. to noon at Bonita Vista High School. She encouraged everyone to attend.

Chair Thomas stated that she attended the joint GMOC meeting. Mentioned for the first time in a formal way was that the City is working on a proposal to have a DIF on development in the western part of the City that would be used for new parks and other needs caused by the new development.

### **COMMISSIONER COMMENTS**

Commissioner Bensoussan handed out Historic Home Tour booklets and announced that one of the houses on the tour is owned by J. Carlos & Lucy Fox who were recently nominated as the Historic Preservationists of the year.

Commissioner Bensoussan voiced concern about how long it is taking to finish the Historic Preservation Strategic Plan. She feels it is important to finish the plan in order to provide direction on how development near historic properties will be handled by Planning staff and the Planning Commission. Based on a recent action before the Planning Commission, she felt that the Planning Commission was not informed about Historic Preservation or the Mills Act and that there was misunderstanding and confusion on the issue. She feels that the Historic Preservation Strategic Plan will provide clarification on these issues. Ms. Pongeggi stated that a meeting of the Task Force to review the Plan has been scheduled for the end of July.

Ms. Pongseggi stated that election of officers would be on the July 7, 2003 agenda. The Beautification Awards Banquet is July 24, 2003. Ms. Pongseggi asked for clarification from the Commission that Chair Thomas would be presenting the awards.

**ADJOURNMENT:** Chair Thomas adjourned the meeting at 5:21 p.m. to a regular meeting on Monday, July 7, 2003, at 6:00 p.m. in the Ken Lee Building Conference Room, 430 "F" Street, Chula Vista, CA 91910.

Prepared by:

---

Linda Bond  
Recording Secretary

(A:\lib\RCC#3\RCC061603Mins.doc)